

STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE ADJUTANT GENERAL
3949 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96816-4495

July 1, 2015

ADDENDUM NO. 1

Air Conditioning System Replacement at Building 1898, Kalaeloa,
State of Hawaii, Department of Defense, Hawaii Army National Guard,
Job No. CA-1332-C

The items listed hereinafter are hereby made a part of the contract for the above mentioned project and shall govern the work taking precedence over previously issued contract documents governing the items mentioned. Receipt of this addendum is to be acknowledged on page OF-10 of the proposer's packet.

The following are questions from the site visit that was held on June 26, 2015.

1. What are the working hours for this project?
 - a. *M-F, 8:00a-4:00pm. Construction work may occur during normal business hours. Personnel will be in the building working.*
2. Will the air conditioning system be able to be downed during normal working hours?
 - a. *Yes, limited outages may be scheduled and coordinated.*
3. What will require painting?
 - a. *Any disturbed surfaces such as relocated thermostats, etc. shall be painted to match existing.*
4. Plans call for demo of chilled water piping and valves for ACU-3, 4, & 6. Are we to cap at the existing shut-off valves or do we need to cut back to the main to demo all valves?
 - a. *Demo of chilled water piping and valves for ACU-3, 4, & 6 shall be cut back to main chilled water branch. Demo existing valves.*
5. Plans call for repairing & modifying existing chiller pad to accommodate new equipment. Existing unit sits on a structural support. Will we be able to re-use this structural support as is if the new unit is slightly larger or will the concrete pad need to be extended and demo the structural support?
 - a. *Concrete pad observed to be cracking/crumbling in select areas and shall be repaired and modified as needed to accommodate the new unit. Existing structural support does not seem appropriate for footprint of new chiller and should not be re-used.*
6. Will x-raying be required prior to coring through building's exterior walls?
 - a. *X-ray of building exterior walls recommended to prevent damage to any existing piping or electrical routed in the walls.*

7. Plans page E3.0, The single line diagram shows the new feeder from Panel "2A" to new 3P100A breaker for Panel "BED". The drawings do not show how to tap Panel "2A" for this feeder. Please advise how the contractor will make the connection.
 - a. *Provide double lugs to the bus bars at the incoming of the panel for the tap. The existing panel is a GE NLAB Style 5, 225A bus, 120/208V, 3 phase, 4 wire, Code 529+, Plant S.*
8. Please confirm if all electrical outages will be performed after normal working hours.
 - a. *Limited outages may be scheduled and coordinated.*
9. Can both chilled water pumps be replaced at once in one outage?
 - a. *Chilled water pump replacement should be staged to insure chilled water loop is not completely disabled in the event any issues are encountered during replacement and to limit time for complete system outages.*
10. What is the extent of the scope for demo of the pneumatic tubing? (are we just cutting at the unit or removing from the unit to the control box in mechanical room)
 - a. *Demo pneumatic tubing and pneumatic control boxes in mechanical rooms. Pneumatic tubing in plenum spaces can be abandoned in place.*
11. Is there any hazardous material remediation in this building?
 - a. *see attached asbestos report.*
12. Please provide as built drawings for building (arch, mech, structural, and electrical).
 - a. *An as built drawings CD is available for pick up at: State of Hawaii, Department of Defense, Engineering Office, 3949 Diamond Head Road, Honolulu, HI 96816-4495.*
13. Can we work in the building while the building is occupied during normal working hours (7am to 3:30pm Monday to Friday)?
 - a. *see response 1.*
14. Is pre-testing of air devices and air handling units a requirement for this project?
 - a. *Pre-Tab of air devices, air handling units, and exhaust systems is required.*
15. How many calendar days are allowed for completion of this project after NTP?
 - a. *See page OF-2, third paragraph. "...will fully complete all work under this contract within one year from the date of commencement..." (365 days)*

Arthur J. Logan
Major General
Adjutant General

Posted: July 1, 2015

PRE-BID CONFERENCE ATTENDANCE LIST

DATE: June 29, 2015 at 10:00am
PROJECT: Air Conditioning System Replacement at Building 1898, Kalaeloa, State of Hawaii, Department of Defense, HIARNG, Job No. CA-1332-C

NAME: Aaron Lau
TITLE: Energy Manager
COMPANY: DOD-HIARNG-FMO
PHONE: 672-1532
FAX:
CELL:
EMAIL: aaron.d.lau.nfg@mail.mil

NAME:
TITLE:
COMPANY:
PHONE:
FAX:
CELL:
EMAIL:

NAME: Jonathan Muratsuka
TITLE: Estimator
COMPANY: HSI Mechanical
PHONE: 845-5432
FAX: 841-5516
CELL: 479-9249
EMAIL: jmuratsuka@hsmmechanical.com

NAME:
TITLE:
COMPANY:
PHONE:
FAX:
CELL:
EMAIL:

NAME: Krizelle Mabuth
TITLE: Civil Engineer
COMPANY: Economy Plumbing & A/C
PHONE: 842-5100
FAX: 846-2703
CELL: 590-7667
EMAIL: ops-krizelle@hawaii.rr.com

NAME:
TITLE:
COMPANY:
PHONE:
FAX:
CELL:
EMAIL:

PRE-BID CONFERENCE ATTENDANCE LIST

DATE: June 29, 2015 at 10:00am
PROJECT: Air Conditioning System Replacement at Building 1898, Kalaeloa, State of Hawaii, Department of Defense, HIARNG, Job No. CA-1332-C

NAME: Aaron Lau
TITLE: Energy Manager
COMPANY: DOD-HIARNG-FMO
PHONE: 672-1532
FAX:
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EMAIL: aaron.d.lau.nfg@mail.mil

NAME:
TITLE:
COMPANY:
PHONE:
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EMAIL:

NAME: GARY Nichols
TITLE: MANAGER
COMPANY: AMERICAN PIPING & BOILER
PHONE: 808 682-2085
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CELL: 808 478-3004
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Group.com

NAME:
TITLE:
COMPANY:
PHONE:
FAX:
CELL:
EMAIL:

NAME: SHANE LAU
TITLE: E & P
COMPANY: AMERICAN PIPING &
BOILER CO.
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NAME:
TITLE:
COMPANY:
PHONE:
FAX:
CELL:
EMAIL:

NAME: RANDALL GAGLIUS
TITLE: Sr. Estimator
COMPANY: Connected S/M
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FAX: 676 7970
CELL: 371-2293
EMAIL: randy@CSM-CA.COM

NAME:
TITLE:
COMPANY:
PHONE:
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NAME:
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PHONE:
FAX:
CELL:
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TITLE:
COMPANY:
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CELL:
EMAIL:

**LIMITED ASSESSMENT OF BUILDING MATERIALS
PRIOR TO RENOVATIONS PROCESS
AT
DEPARTMENT OF DEFENSE - HAWAII ARMY
NATIONAL GUARD
BUILDING 1898
KALAELOA-OAHU, HAWAII**

PREPARED FOR:

**DEPARTMENT OF DEFENSE – HAWAII ARMY
NATIONAL GUARD
FACILITY MANAGEMENT OFFICE
3949 DIAMOND HEAD ROAD
BUILDING 306A, ROOM 238
HONOLULU, HAWAII 96816-4495**

PREPARED BY:

**OHANA ENVIRONMENTAL CONSTRUCTION, INC.
2968 UALENA STREET
HONOLULU, HAWAII 96819**

OCTOBER 23, 2013

EXECUTIVE SUMMARY

Mr. Aaron DeVere Lau of Department of Defense – Hawaii Army National Guard, retained Ohana Environmental Construction, Inc. to conduct a limited assessment of suspect asbestos-containing materials on existing air conditioning metal ducting on the property, located at Department of Defense – Building 1898, Kalaeloa, Oahu, Hawaii.

The purpose of this project was to conduct a limited asbestos assessment of the Air Conditioning (metal ducting) prior to renovation.

This project included a walk-through assessment of the property (metal ducting) and collection and analysis of bulk samples of suspect asbestos-containing materials.

INTRODUCTION

Mr. Aaron DeVere Lau of Department of Defense – Hawaii Army National Guard; retained Ohana Environmental Construction, Inc. to conduct a limited assessment of suspect asbestos-containing materials on duct work on the property located at the Department of Defense – Building 1890 – Kelaeloa, Oahu, Hawaii

On October 8, 2013, Mr. Earl E. Shook, Mr. Danny L. Guieb, & Mr. Mark Iokia, conducted a walk-through assessment of the property. During the walk-through assessment Mr. Shook performed a visual inspection of the property.

When materials suspected of containing lead or asbestos were found, Mr. Guieb collected a representative bulk samples from each homogeneous material, where it was accessible to collect said samples as recommended by the United States Environmental Protection Agency (USEPA).

Bulk samples were sent to Galson Laboratories Pacific Rim, located at 3615 Harding Avenue, Suite # 308, Honolulu, Hawaii 96816. The asbestos samples were analyzed for asbestos content using the Environmental Protection Agency (EPA) recommended standard method of Polarized Light Microscopy (PLM) for determining asbestos fibers in building materials.

DESCRIPTION OF ASBESTOS ASSESSMENT:

Certain materials are commonly known to contain asbestos, Ohana Environmental Construction, Inc. searches for these materials in each building we inspect:

*** *Thermal Insulation***

- Pipe Insulation
- Fittings

- Elbows
- Joints
- Duct Insulation
- Heat Shields

* ***Surfacing Materials***

- Fireproofing
- Acoustical plaster
- Decorative plaster
- Spray-applied insulation

* ***Miscellaneous Materials***

- Resilient floor tiles
- Resilient sheet flooring
- Ceiling tiles / panels
- Cementitious materials (transite)
- Wall joint compound
- Sink undercoating
- Vibration dampening materials in ducts

Although we search for this material, the list does not imply that the building we inspected during this assessment contained each of these materials.

RESULTS OF ASBESTOS ASSESSMENT:

Our assessment resulted in the collection of suspect (ACM) **asbestos containing material** for testing. Ohana Environmental identified and sampled the following material:

Building 1898

Location:

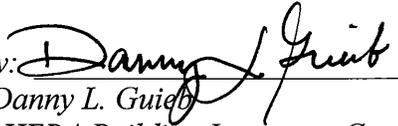
Existing air condition metal duct (sealant) above drop ceiling

Conclusion:

There were no asbestos detected in all the samples that was collected.

LIMITATIONS:

The information and opinions rendered in this report are exclusively for the use of Department of Defense – Hawaii Army National Guard. Ohana Environmental Construction, Inc. will not distribute this report without your written consent as may be required by law or court order. The information and opinions expressed in this report are given in response to our limited assignment and should be evaluated and implemented only in light of the assignment. We accept the responsibility for the competent performance of our duties in executing the assignment and preparing this report in accordance within the normal standards of our profession but disclaim any responsibility for consequential damages.

This report prepared by: 
Danny L. Guidi
AHERA Building Inspector, Certificate No. ABIRH 042813-03
Expiration Date: 4-278-2014

Reviewed by: 
Earl E. Shook Jr.
President

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



LORETTA J. FUDDY, A.C.S.W., M.P.H.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96801-3378

In reply, please refer to:
File: EHSD/IRH

July 11, 2013

To: Alice Chan, Business Owner
Ohana Environmental Construction, Inc. (C-20571)

From: Department of Health, Indoor and Radiological Health Branch
Asbestos Section

Subject: Annual Asbestos Abatement Entity Registration

Your Asbestos Abatement Entity Registration packet has been received and processed. Your registration number is **A-0001** and is valid until **April 23, 2014**. You are now registered with the Hawaii State Department of Health to perform asbestos abatement projects pursuant to Hawaii Administrative Rules, Chapter 11-504.

Enclosed is the receipt for the **\$200.00** registration fee.

Thank you for your cooperation. Should you have any questions or require additional information, please contact Ms. Kristie Kasaoka Kimura at (808) 586-5800.

Encl: As stated

kkk

Certificate Of Training

In recognition of attendance and passing of exam

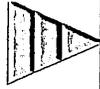
DANNY GUIEB

3194

The above person has completed the requisite training course for asbestos accreditation under TSCA Title II, Asbestos-Model Accreditation Plan and the provider is accredited to provide training within the

State of Hawaii. #T-0108

And/or as listed below



ASBESTOS BUILDING INSPECTOR REFRESHER

Course Dates 28th. April, 2013= Expires 27th. of April, 2014

Exam & Completion Date April 28, 2013

NEIC of HAWAII

Home Office: 16049 N. 164th. Lane Surprise , Arizona 85388— Phone
623-810-8651

Certificate ABIRH042813-03

Rodger D. Sandlin
Training Director= Rodger D. Sandlin

**State of Hawaii
Asbestos Certification**

Training Course Exp. Dates:

MP 04/27/14

CS 04/28/14 PD 05/03/14

INS 04/27/14 PM NA

W= Worker

CS= Cont. Sup.

INS= Inspector

PD= Project Designer

MP= Mgmt. Planner

PM= Project Monitor



**Danny L.
O'Neil**

O'Neil Environmental Construction, Inc.

HIASB-0033

State Exp. Date 07/24/2014

List of space surveyed for Asbestos

Location: Department of Defense – Building 1898- Air Conditioning Metal Duct

Address: Department of Defense - Building 1989
Kalaeloa, Oahu, Hawaii

Inspection Date: 10-3-2013

Building Name:	Space	ACBM	Comments
DOD – Building 1898	Plenum, -Metal Duct - Sealant	No	Good

ACBM: Asbestos Containing Building Material

LABORATORY ANALYSIS REPORT



**Galson Laboratories
Pacific Rim
ANALYTICAL REPORT**

Monday, October 14, 2013

3615 Harding Avenue, Ste. 308, Honolulu, Hawaii 96816
VOICE: (888) 432-5227

www.galsonlabs.com/pacific-rim/

Mr. Earl Shook
Ohana Environmental Construction, Inc.
2968 Ualena Street

Phone Number: (808) 836-6955
Facsimile: (808) 836-3833
Email: earl-oeci@hawaii.rr.com

Honolulu HI 96813

Galson Job No: 20133811

Your Project: Building 1898 - US Army National Guard - Kalaeloa

Bulk Asbestos Determination

Sample No.	Your Sample Description	Asbestos Present?	Type	%v/v Other Fibrous	% v/v Matrix	% v/v	Date Received	Date Analyzed
20131010042	#1, Mastic on duct seam - Room #115 Training room, 10/8/13	NONE DETECTED		Wollastonite (+/- optical sign)	< 20	Calcite + elastomeric binder	> 80	10/10/2013 10/11/2013
<u>Layer</u>	<u>Whole Sample Basis</u>							
Comments	Red mastic material.							
20131010043	#2, Mastic on duct seam - Room #115 Training room, 10/8/13	NONE DETECTED		Wollastonite (+/- optical sign)	< 20	Calcite + elastomeric binder	> 80	10/10/2013 10/11/2013
<u>Layer</u>	<u>Whole Sample Basis</u>							
Comments	Red mastic material.							
20131010044	#3, Mastic on duct seam - Mech. Room # 204, 10/8/13	NONE DETECTED		Wollastonite (+/- optical sign)	< 20	Calcite + elastomeric binder + paint	> 80	10/10/2013 10/11/2013
<u>Layer</u>	<u>Whole Sample Basis</u>							
Comments	Red mastic material with gray paint.							
20131010045	#4, Mastic on duct seam - Corridor, 10/8/13	NONE DETECTED		Wollastonite (+/- optical sign)	< 20	Calcite + elastomeric binder	> 80	10/10/2013 10/11/2013
<u>Layer</u>	<u>Whole Sample Basis</u>							
Comments	Red mastic material.							

Galson Laboratories Pacific Rim is a NIST NVLAP ACCREDITED LABORATORY (NVLAP Lab Code 200655-0). Galson Laboratories Pacific Rim is an ANALYTICAL FACILITY ACCREDITED in accordance with the recognized ISO/ IEC 17025:2005.

Mr. Earl Shook
 Ohana Environmental Construction, Inc.
 2968 Ualena Street

Phone Number: (808) 836-6955
 Facsimile: (808) 836-3833
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Honolulu HI 96813

Galson Job No: 20133811

Your Project: Building 1898 - US Army National Guard - Kalaeloa

Bulk Asbestos Determination

Sample No.	Your Sample Description	Asbestos Present?	Type	%v/v Other Fibrous	% v/v Matrix	% v/v	Date Received	Date Analyzed
20131010046	#5, Mastic on duct seam - Conference Room, 10/8/13	NONE DETECTED		Wollastonite (+/- optical sign)	< 20	Calcite + elastomeric binder	> 80	10/10/2013 10/11/2013
<u>Layer</u>	<u>Whole Sample Basis</u>							
Comments	Red mastic material.							
20131010047	#6, Mastic on duct seam - Mech. Room # 120, 10/8/13	NONE DETECTED		Wollastonite (+/- optical sign)	< 20	Calcite + elastomeric binder + paint	> 80	10/10/2013 10/11/2013
<u>Layer</u>	<u>Whole Sample Basis</u>							
Comments	Red mastic material with gray paint.							
20131010048	#7, Mastic on duct seam - Room # 168 - Corridor, 10/8/13	NONE DETECTED		Wollastonite (+/- optical sign)	< 20	Calcite + elastomeric binder	> 80	10/10/2013 10/11/2013
<u>Layer</u>	<u>Whole Sample Basis</u>							
Comments	Red mastic material.							
20131010049	#8, Mastic on duct seam - Room # 129, 10/8/13	NONE DETECTED		Wollastonite (+/- optical sign)	< 20	Calcite + elastomeric binder	> 80	10/10/2013 10/11/2013
<u>Layer</u>	<u>Whole Sample Basis</u>							
Comments	Red mastic material.							

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Honolulu HI 96813

Galson Job No: 20133811

Your Project: Building 1898 - US Army National Guard - Kalaeloa

General Comments

The bulk samples analyses subject of this analytical report were conducted in general accordance with the procedures outlined in the United States Environmental Protection Agency's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA-600/M4-82-020, Dec. 1982) and/ or "Method for Determination of Asbestos in bulk Building Materials" (EPA-600/R-93-116, July 1993). The analysis of each bulk sample relates only to the material examined, and may or may not represent the overall composition of its original source. Floor tile and other resinously bound materials, when analyzed by the EPA methods referenced above may yield false negative results because of limitations in separating closely bound fibers and in detecting fibers of small length and diameter. Alternative methods of identification, including Transmission Electron Microscopy (TEM) may or may not be applicable and suffer from serious analytical limitations of their own including a lack of standardized or accredited methodology. We utilize calibrated visual area estimation on a routine basis and do not conduct point counting unless specifically requested to do so. Estimated error for the visual determinations presented are 50% relative (1 to 5%); 25% relative (6 to 25%) and 20% (>26% v/v). Whole sample percentage results are estimated on the basis of the relative "volume" of each readily discernable layer. We will not separate layers which in our opinion are not readily discernable. This report is not to be duplicated except in full without the expressed written permission of Galson. This report must not be used by the client to claim product certification, approval or endorsement by NVLAP, NIST or any agency of Federal Government. Unless otherwise indicated, the sample condition at the time of receipt was acceptable.

Results and Symbols Definitions

None Detected = asbestos was not observed in the sample.

Tr = Trace (<1%), i.e., asbestos WAS detected BELOW our quantifiable limits of 1.0%. Gravimetric reduction and point counting, where applicable, are recommended to improve accuracy.

> This testing result is greater than the numerical value listed.

< This testing result is less than the numerical value listed.

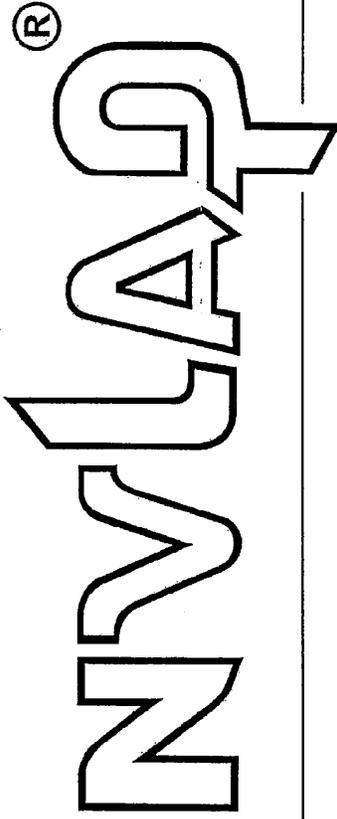


Ms. Jennifer Hsu Liao
Laboratory Manager

Galson Laboratories Pacific Rim is a NIST NVLAP ACCREDITED LABORATORY (NVLAP Lab Code 200655-0). Galson Laboratories Pacific Rim is an ANALYTICAL FACILITY ACCREDITED in accordance with the recognized ISO/IEC 17025:2005.

LABORATORY CERTIFICATES

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 200655-0

Galson Laboratories Pacific Rim
Honolulu, HI

is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:

BULK ASBESTOS FIBER ANALYSIS

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2013-04-01 through 2014-03-31

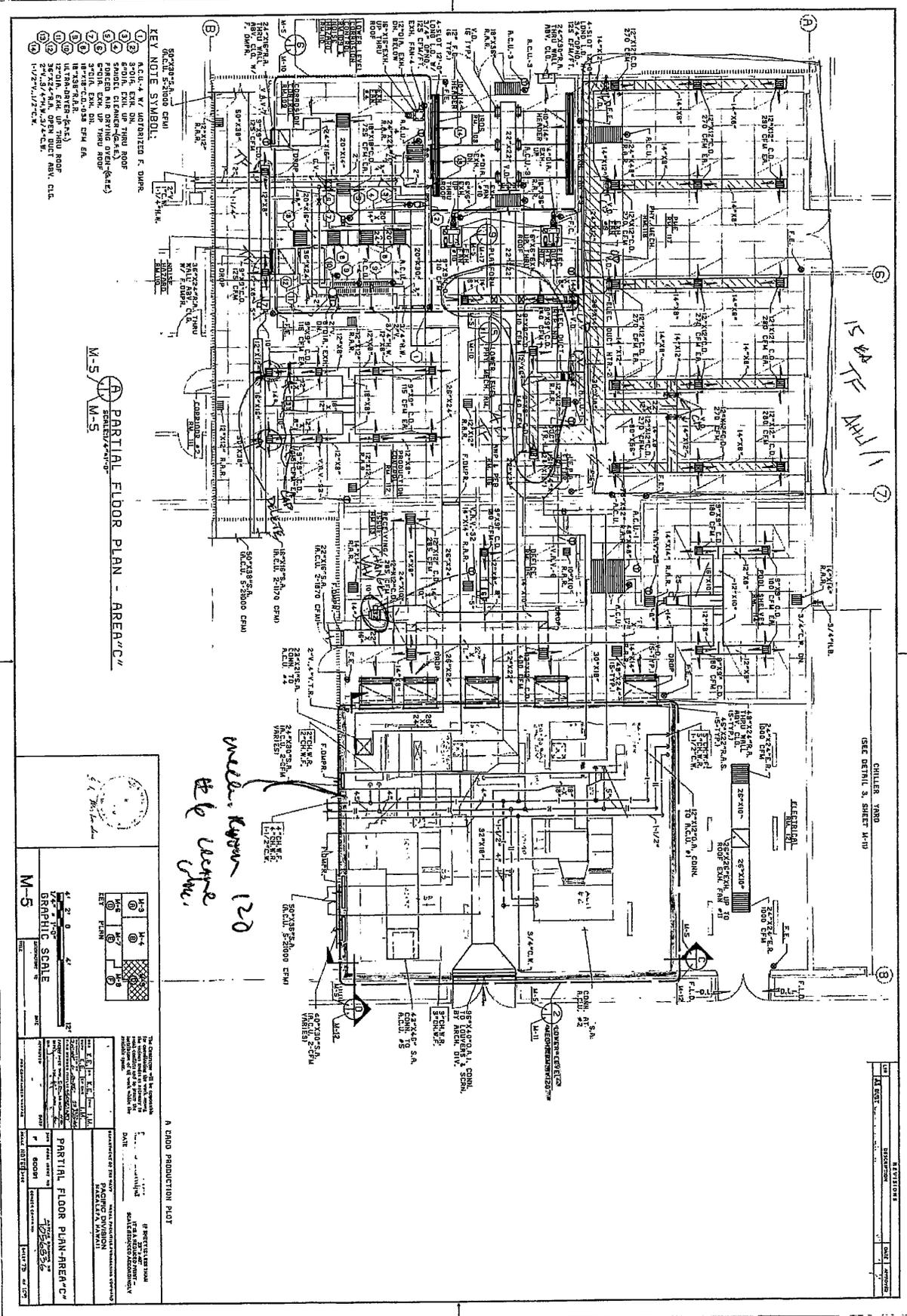
Effective dates



A handwritten signature in black ink, appearing to read "M. R. M. L. L.", is written over a horizontal line.

For the National Institute of Standards and Technology

SAMPLE LOCATIONS



15' 0" TRAIL

CHILLER VARD
SEE DETAIL 3, SHEET M-10

Well known to be used

M-5

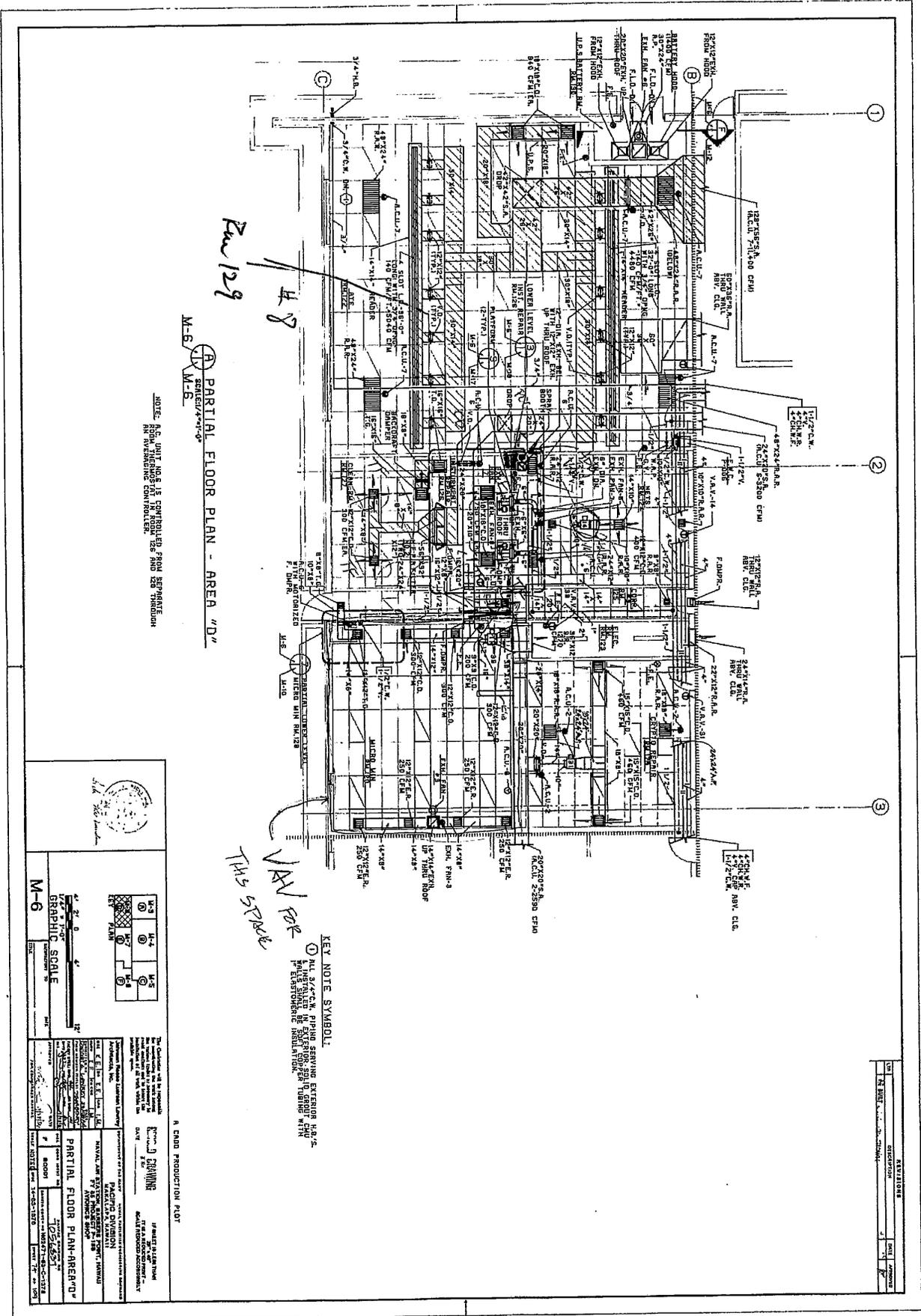
GRAPHIC SCALE

LEGEND

NO.	DESCRIPTION	DATE	BY
1	PREPARED BY PROJECT ENGINEER		
2	DESIGNED BY PROJECT ENGINEER		
3	CHECKED BY PROJECT ENGINEER		
4	APPROVED BY PROJECT ENGINEER		
5	DATE		

TITLE BLOCK:

PROJECT: PARTIAL FLOOR PLAN-AREA C
 DRAWING NO: 7056836
 SHEET NO: 1 OF 2
 DATE: 11/11/53
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

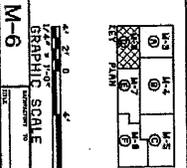


M-6
 A PARTIAL FLOOR PLAN - AREA "D"
 M-6

NOTE: A.C. UNIT NO. 15 IS CONTROLLED FROM SEPARATE ROOM. AIRING ROOM CONTROL ROOM IS 125 AND 126 THROUGH.

FOR THIS SERVICE

KEY NOTE SYMBOL:
 ① ALL 3/4" C.M. PIPING SERVING EXTENSION H.S.S. MUST BE INSTALLED IN EXTERIOR OR SEALED TIGHTLY WITH INSULATION.
 ② ALL 3/4" C.M. PIPING SERVING EXTENSION H.S.S. MUST BE INSTALLED IN EXTERIOR OR SEALED TIGHTLY WITH INSULATION.



The Customer shall be responsible for providing the necessary information and drawings for the design of the project. The Engineer shall not be responsible for the accuracy of the information provided by the Customer.	
PROJECT NO. 1028 PROJECT NAME: PARTIAL FLOOR PLAN - AREA "D" PROJECT LOCATION: 1028	DATE: 10/28/57 DRAWN BY: M. J. MANNING CHECKED BY: M. J. MANNING
PARTIAL FLOOR PLAN - AREA "D" 1028	

NO.	REVISION
1	AS SHOWN

A CAD PRODUCTION PLOT



